



## 7 Hobby Way, Brayton, YO8 9SH

Four Bedroom Detached | Garage | Driveway | Large Open Plan Kitchen Diner | Private Sunny Rear Garden | No Onward Chain

- Stunning Detached Four Bedroom Home
- Large Open Plan Kitchen Diner
- Master Bedroom with Ensuite
- Views to Brayton Barff from the front of the Property
- Garage and Driveway
- EPC Rating B
- 5 Years NHBC Remaining
- Private Sunny Rear Garden
- Council Tax D
- No Onward Chain

**Offers Over £325,000**

Jigsaw Move are pleased to welcome to the market this gem waiting to be discovered on Hobby Way, Brayton - a charming location offering the perfect setting for this stunning detached house. The Mylne constructed by Linden Homes in 2019, boasts a modern design and ample space for comfortable living. This beautiful home is offered to the market with no onward chain.

As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your family. The property boasts four bedrooms, providing ample space for a growing family or for those who enjoy having a home office or guest rooms. The large kitchen diner is a standout feature, offering a wonderful space for cooking and dining, with easy access to the private sunny rear garden - perfect for enjoying those sunny British days.

With two bathrooms, there will be no more morning rush-hour queues, making getting ready for the day a breeze. The property spans 1,335 sq ft, offering plenty of room for all your needs while still maintaining a cosy and welcoming atmosphere.

Parking is a breeze with space for 3 vehicles, including a garage and a driveway ensuring convenience for you and your guests. The added convenience of wiring for an EV charging unit ensures you can be ready for the future of transportation. Plus, with 5 years NHBC left, you can have peace of mind knowing your home is covered.

The service charge of just £112 per annum for communal area maintenance is a small price to pay for the upkeep of the surrounding areas, allowing you to enjoy a well-maintained environment without the hassle. The property also benefits from CCTV.

One of the highlights of this property is the views to Brayton Barff from the front, adding a touch of natural beauty to your everyday life. Whether you're enjoying the scenery or relaxing in your garden, this property offers a tranquil escape from the hustle and bustle of daily life.

Don't miss out on the opportunity to make this house your home - a perfect blend of modern living, comfort, and convenience in the heart of Brayton.

EPC Rating B  
Council Tax Band D

## **ACCOMMODATION**

**Entrance Hallway**

**Kitchen Diner**

**Downstairs WC**

**Lounge**

**Understairs Cupboard**

**Stairs & Landing**

**Master Bedroom**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Family Bathroom**

## **EXTERNAL**

**Single Garage**

**Front & Rear Garden**

**Driveway**



## COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

## OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

## PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

## UTILITIES MATERIAL INFORMATION

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas central heating

Broadband – Fibre

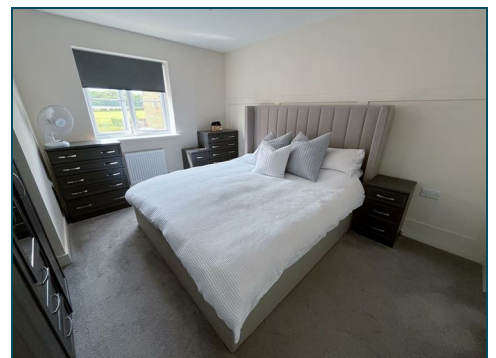
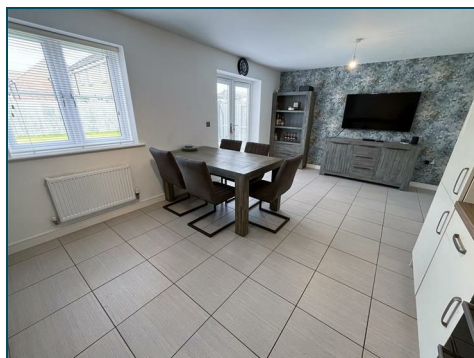
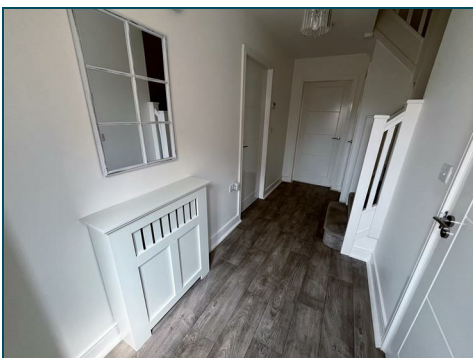
Mobile signal/coverage is good in this area

## VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

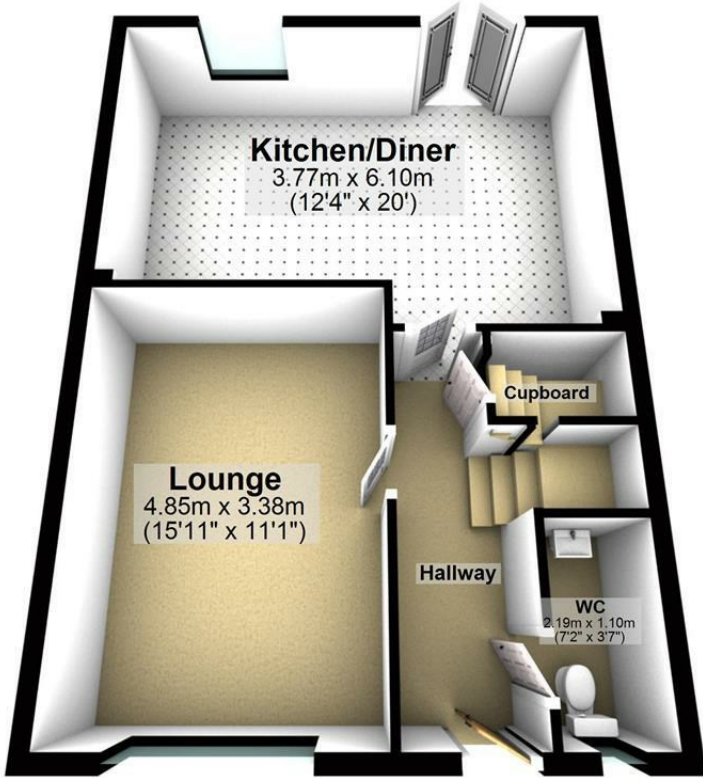
## WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



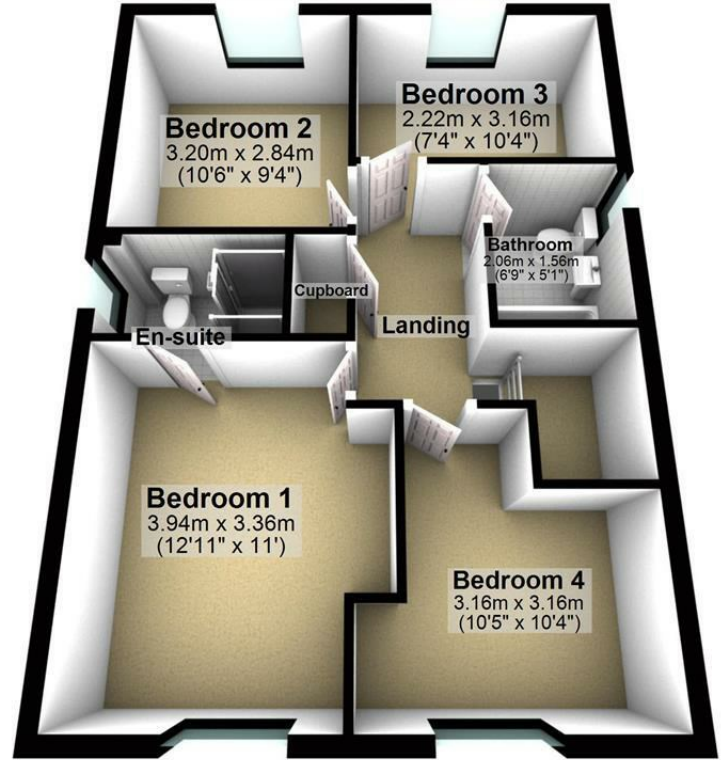
## Ground Floor

Approx. 53.2 sq. metres (572.2 sq. feet)



## First Floor

Approx. 52.1 sq. metres (560.9 sq. feet)



Total area: approx. 105.3 sq. metres (1133.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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